

**REPORT OF THE ARCHITECTURAL COMMITTEE
PHILADELPHIA HISTORICAL COMMISSION**

**Robert Thomas, Chair
Commission Offices, One Parkway, 13th Floor, 1515 Arch Street
29 February 2000**

Present

Robert Thomas, Chair
Penelope Batcheler
Suzanne Pentz
Tony Atkin

Randal Baron, Assistant Historic Preservation Officer
Kristin Cardi, Historic Preservation Planner
Elizabeth Harvey, Historic Preservation Planner
Diane M. Hughes, Executive Secretary
Laura M. Spina, Historic Preservation Planner
Richard Tyler, Historic Preservation Officer

Also

Robert Celata, Owner, 109 Kenilworth Street
MaryEllen Strain, Architect
Peter Miller, Towers & Miller Architects
Lenore Millhollen, Center City Residents Assoc./Preservation Alliance
Andrew Terhune, Toll Brothers
Mitch Kotler, TBI
Terry Gillen, South Street West Civic Association
Stacy Kent, Kent Design / Thomas Jefferson Hospital
Laura Taylor, OHSD
Phil LeFebvre
Susan Milner, Thomas Jefferson Hospital
John Cluver, Voith & Mactavish Architects
Irvin Borowski, National Liberty Museum
Charles Tonetti, National Park Service, INHP
Robert Pisani, 50 South 2nd Street
Rebecca Stoloff, Society Hill Civic Association
Dan Scanlon, SGRA
Richard Bost, Society Hill Civic Association
Judith Robinson
Robert DeHaven
Wendy H. Rosen, Friends of Rittenhouse Square
Emily Smith, Friends of Rittenhouse Square
Paul Rosenblatt, Damianos & Anthony
Christian Busch, Sullivan Company
Craig Rosenfeld, The Barclay
Robert Cave, Contractor
Arlene Matzkin, Friday Architects
Sara J. Elk, Eastern State Penitentiary
Jonathan Broh, J.K. Roller Architects

Robert Thomas, Chair called the meeting to order at 12:15 p.m.

109 Kenilworth Street

Robert Celata, Owner

Peter Miller, Architect

DATE: c. 1789

PROPOSAL: Rear dormer addition

Mr. Baron presented the proposal, which involves altering an original rear gabled dormer to create a wider shed dormer. The new dormer will be slightly visible from Front Street looking west and from the rear of properties fronting Bainbridge Street. The Committee agreed that this proposal does not meet the *Secretary of the Interior's Standards for Rehabilitation* but conforms to the past practice of the Committee and Commission.

The Committee voted to recommend approval with detailed black and white photographs to be taken of the existing dormer prior to undertaking the proposed work.

kfc

2420 Grays Ferry Avenue, Naval Home

Toll Brothers Inc., Owner

Andrew Terhune, Applicant

DATE: 1827-1844

PROPOSAL: Conceptual proposal for addition to Biddle Hall

Mr. Thomas recused himself from the discussion and vote.

The Committee and Commission gave conceptual approval of the site plan and footprint of the addition at a previous meeting. The proposal now calls for a conceptual approval of the elevations of the addition to Biddle Hall. Mr. Baron explained the proposal featuring brick and stuccoed walls with balconies and topped by a hipped roof. Mr. Baron outlined the staff's concerns regarding the proposed addition including the colors of the new material and the possible projection of the roofline above Biddle Hall. Andrew Terhune of Toll Brothers explained that, at Mr. Baron's request, he had brought additional information to help clarify these points.

Mr. Terhune began by showing the Committee a site line study which documents that the new roofline would not project above Biddle Hall when looking west from Grays Ferry Avenue directly across from Biddle Hall. He did acknowledge that the side of the new building will be visible from other angles. Mr. Baron expressed the staff's request that the eave line of the new building be pulled back approximately three feet from Biddle Hall's building line. The Committee went on to discuss this and agreed that recessing the new structure three feet would be helpful in distinguishing it from Biddle Hall.

Tony Atkin suggested not breaking the eave line of the structure as currently designed, and Mr. Thomas suggested extending the bay windows on the 3rd and 4th floors down to the 2nd floor.

The Committee also discussed the exterior material and decided that they did not agree with the current proposal calling for the use of at least two different materials on the exterior elevations. It was decided that brick would not be suitable owing to its small size as compared to the massiveness of the stone on Biddle Hall. Both Mr. Tyler and Mr. Thomas recommend using scored stucco.

The Committee then examined the design of the west (rear) elevation and agreed that this elevation should be symmetrical. Finally, Mr. Terhune asked the Committee to help with the design of the stairwell connecting Biddle Hall to the new addition. Mr. Atkin suggested using a combination of steel and glass. He also recommended using steel for the balconies on the other elevations.

The Committee voted to recommend approval with the following conditions:

- 1.) *recessing the north and south elevations three feet;*
- 2.) *not breaking the eave line;*
- 3.) *creating a symmetrical west (rear) elevation;*
- 4.) *using stucco for the finishing material;*
- 5.) *using the bay window units for an order from base to eave;*
- 6.) *investigating the use of a base or rusticated base for the building; and*
- 7.) *using the arched courtyard openings in a more ordered way.*

kfc

925 Chestnut Street

Jefferson Hospital, Owner

Lee Dahlberg, Kent Design, Applicant

DATE: c. 1925 / 1931-35

PROPOSAL: Signage

Mr. Baron presented the proposal for the signage, which includes the following:

- 1.) a halo lit "J" on the top of the elevator penthouse;
- 2.) two marble plaques flanking the front door of the Cret building;
- 3.) two campus map signs to stand free of the building on Chestnut Street;
- 4.) two wall-mounted plaques flanking the entrance of the building on 10th Street, and
- 5.) three alternative designs for two large directional signs to guide drivers to the vehicle entrance of the building on 10th Street.

The Committee agreed to the first four items as proposed. Discussion continued regarding the final proposal of the two directional signs. The Committee agreed with the staff recommendation of eliminating the first sign and mounting the second sign on a post installed in the sidewalk.

The Committee voted to recommend approval of the first four items as proposed. The Committee agreed with the staff recommendation for the final item of eliminating the first sign and mounting the second directional sign on a post installed in the sidewalk. The Committee members asked the applicant to return to them if the Streets Department does not approve the sidewalk installation.

kfc

3142 Market Street, Centennial National Bank

Drexel University, Owner

John Cluver, Voith & Mactavish Architects, Applicant

DATE: 1876

PROPOSAL: Sign

Mr. Baron described the proposed project, which revisits the signage for the new Paul Peck Alumni Center in the restored Centennial National Bank by Frank Furness. The proposal entails removing the deteriorated brownstone of the original carved bank sign down to sound stone, the replacement of this material with Jahn Cathedral Stone and the carving of the 'Paul Peck Center' into the new surface. The Committee discussed alternatives to this proposal including attaching a lightweight, possibly fiberglass, sign to the sound stone with a hidden support system. Flashing would need to be attached to this sign to ensure that water would not continue to penetrate and deteriorate the underlying brownstone.

The Committee voted to recommend approval of removing the loose brownstone, smoothing out the surface of the sound material and documenting the remaining letters including taking a rubbing of the most intact letter as a way of recording the letter size and style. However, the Committee voted to recommend denial of the proposal to apply Jahn Cathedral Stone to the sound surface and carve a new sign, 'Paul Peck Center,' into the surface.

kfc

321 Chestnut Street, National Liberty Museum

Irvin Borowski, National Liberty Museum, Owner/Applicant

DATE: c. 1905

PROPOSAL: Signage / doors

Mr. Baron presented this 3-part proposal that calls for removal of the historic wood doors and replacing them with glass doors; applying flat, non-illuminated signage to the front façade pillars, and, along the Orianna Street elevation, applying a marble panel with a metal sculptural element within a brick-infilled first floor window niche. The staff recommended denial for the replacement doors and signage, and recommended approval of the sculptural element proposed for the niche. The Committee suggested that the applicant investigate alternatives to replacing the doors, such as using a peep hole or using glass doors while retaining the historic doors. In an effort to minimize the amount of signage, the Committee also recommended denial of the pillar signage. A representative from the National Park Service spoke in opposition to the sculptural element proposed for the niche, and Mr. Atkin suggested opening the window niche to allow for increased visibility to the museum. Mr. Borowski stated that opening the niche is something he would consider.

The Committee voted to deny the permit application because the proposal did not meet Standards 2, 5, 9, and 10.

ech

50 South 2nd Street

Paul Rimmeir, Owner

Robert Pisani, Applicant

DATE: c. 1830 / 1890

PROPOSAL: Legalize signage and awning

The applicant, on behalf of the owner, seeks to remedy a violation issued to the property for new storefront alterations. After looking at photographs, the Committee discovered that the building had significant storefront alterations, under different ownership, prior to its designation on 7 October 1976. This applicant also made significant changes to the storefront, but because they were to a nonhistoric storefront, **the Committee recommended not to pursue the violation.**

The Committee voted to legalize the storefront because it was significantly altered before designation.

ech

419-425 South 2nd Street, NE corner of Lombard Street

Sudi Limited Partnership, Owner

Stuart Rosenberg, Architect

DATE: c. 1980

PROPOSAL: Signage, banners

This proposal calls for a change in signage over the corner storefront door and the addition of two banners. The staff suggested the use of neon signage over the front door to reflect what has been there historically, and recommended denial of the banners. The Committee recommended approval the standard halo-lit CVS box sign over the door and recommended approval of the banners if three awnings, which were approved by the staff at an earlier date, were removed. The banners would be attached to existing hardware.

The Committee voted to recommend approval of the signage and conditional approval of the banners. Should the applicant choose to keep the awnings, the Committee will not recommend approval of the banners.

ech

1115-31 Market Street, Reading Terminal Market

Reading Terminal Market Corporation

Charles Broudy, Architect/Applicant

DATE: 1891-1893

PROPOSAL: Signage

This proposal calls for the removal of 6 lamps from the 12th Street façade, 6 lamps from the Arch Street façade, and 4 lamps from the Filbert Street façade. They will be replaced in the same location but with different brackets by metal icons with differing patinas and logos. Lights, which will be attached to the same brackets, will shine on the icons from two directions.

The Committee voted to recommend approval of the icons and signage because they meet Standards 9 and 10.

ech

1115-31 Market Street, Reading Terminal Market

Reading Terminal Market Corporation

Robert DeHaven, Architect

DATE: 1891-1893

PROPOSAL: Dock Street Brewery Pub Signage

This proposal calls for two oval halo-lit signs with the Dock Street logo. One sign will hang on the 12th Street façade, the other will hang on the Filbert Street façade.

The Committee voted to recommend approval because the signage meets Standards 9 and 10.

ech

505 Addison Court

Christopher Carey, Owner/Applicant

DATE: c. 1965

PROPOSAL: Rooftop addition

Mr. Baron explained the proposal for this house. Addison Court, part of the redevelopment of Society Hill, has eight houses, surrounding a courtyard. The houses have a recessed fourth floor with a small deck. Only two houses have been altered since their construction; one has an addition that extends the brick of the front façade to create a room on the fourth floor and one has a sloping roof, enclosing the deck, but keeps the historic roofline.

Mr. Baron described the proposal to enclose the fourth floor deck with a sloping roofline, but also to add a shed dormer that would be visible. Christopher Carey, the owner, stated that he wanted more room on the fourth floor and he would be doing the work himself so he did not want to construct a complex roof system. His first choice was to extend the brick from the face of the building up, but after discussions with staff, decided to propose the shed dormer option. Committee members discussed roofline options, but concluded that the shed dormer would be too visible to conform to the *Standards*. They would consider an enclosure with a sloping roof, which would still give the owner more living space.

The Committee voted to recommend denial because the proposal violates Standards 2, 9, and 10.

lms

Reflecting Pool, Rittenhouse Square, 1800 Walnut Street

City of Philadelphia, Fairmount Park Commission, Owner

Emily Smith, Friends of Rittenhouse Square

DATE: 1913

PROPOSAL: Restore tile mural on reflecting pool

Wendy Rosen and Emily Smith of the Friends of Rittenhouse Square and Robert DeHaven, of the Henry Mercer Museum presented the proposal. The Committee and Commission approved the

restoration of the Rittenhouse Square fountain in concept and now the applicant has returned to propose the colors of the tiles. Using the original specifications written by Paul Cret in 1913 and researching historic tile colors of the original manufacturer, Enfield, the Friends propose tiles in six different colors:

Persian Blue of modulated turquoise for the low-relief vines, leaves and bands;
Old Gold for the high-relief figures of turtles, snails, flies and a lizard;
Vermilion for fruit;
Purple for fruit;
Peacock Blue for large flower petals, and
Yellow for flower centers.

The red-field tiles will have shiny glazes and will be set in a dark, charcoal grey grout, providing a background for the scene. The Committee discussed the colors and noted that the Peacock Blue may read as black with the grey background. They suggested making the Peacock Blue lighter and the Vermilion and Purple brighter because the colors will be seen outside and from a distance. They noted that the proposal meets Standards 4 and 7 of the *Secretary of the Interior's Standards for Restoration*.

The Committee voted to recommend approval with above modifications.

lms

2028 Locust Street

Richard and Janet Towbin, Owners/Applicants
Paul Rosenblatt, Damianos & Anthony PC, Architect
DATE: 1889
PROPOSAL: Rear addition/alterations

Mr. Baron explained the proposal for a rear addition for the house, which sits on an L-shaped lot. He noted that the rear of this property faces Latimer Street, which has the fronts of houses. The house currently has a CMU wall with a wood gate and a small rear addition. The owners wish to remove the wall and gate, expand the rear addition to hold a kitchen and install a new staircase to the basement. They wish to have a gravel area next to the rear addition to use as a patio or terrace. Ms. Towbin stated that they do not wish to use the area for parking. The Committee stated that the owner should install a fence along the open area for two reasons: safety and to retain the building line along the street. The fence could be a simple wrought-iron picket fence so that it still allows light into the yard. Ms. Towbin agreed. Mr. Baron noted that the proposal meets Standards 9 and 10.

The Committee voted to recommend approval on the condition that a fence is erected along the building line with staff to review details for approval.

lms

235-245 South 18th Street, Barclay Hotel

Barclay Condominium Owners Association, Allan Domb, Council President
Robert Cave, Contractor/Applicant
DATE: 1928

PROPOSAL: AC units in courtyard

Robert Cave, contractor, stated that he has installed air-conditioning condensers on the fire-escape balcony for a unit in the building, in the inner courtyard. He is now coming to Committee and Commission to legalize the work. Mr. Thomas stated that many older buildings have a separate fire-stair tower in the building and the only access to it is from an outside balcony. Mr. Baron noted that many balconies have these condensers attached to them. Mr. Cave stated that the condensers do not violate egress or fire-safety codes. Christian Busch of the Sullivan Company, a consultant to The Barclay, and Craig Rosenfeld of the management company stated that an architect is studying the building to install a central HVAC system. Although a system has not been decided upon, the management company hopes to install one that will eliminate the individual condensers. Mr. Baron stated that the management company has removed all of the air-conditioning units on the three main façades of the building and will restore the masonry.

Committee members discussed the proposal. They questioned the structural integrity of the fire escapes with the heavy load of the condensers. Although the proposal violates Standards 9 and 10, they agreed to recommend approval because the building hopes to install a central system in the near future and many other units have the same situation. This approval, however, does not set a precedent for other buildings.

The Committee voted to recommend approval.

lms

336 Smedley Street

Sal Tagliareni, Owner

Arlene Matzkin, Architect / Applicant

DATE: 1915

PROPOSAL: Replace steel windows with wood

Mr. Baron described the highly variegated fenestration of the front elevation of this house which contains double-hung sash, french windows and a group of three two-leaf steel casement windows. The applicant seeks to replace the steel casement windows with wooden casements with the same pattern of panes.

Ms. Matzkin showed the Committee a drawing of the wooden casement windows with true divided lights and 7/8" muntins which are slightly wider than the historic muntins. She had planned to refurbish the steel casements and install an interior energy panel; however, their extreme deterioration and warping make this impracticable. She also considered aluminum, but this would yield an even wider muntin than wood. To replace them in-kind would cost approximately \$9,000.

The Committee found that the proposal meets Standard 6 and voted to recommend approval of the submission subject to depositing photographs of the historic windows with the Commission and painting the replacement windows black.

R.T.

2101-99 Fairmount Avenue, Eastern State Penitentiary

City of Philadelphia, Owner

Sally Elk, Applicant / Applicant

DATE: 1825; altered 1889

PROPOSAL: Conceptual proposal to restore entryway

Mr. Baron informed the Committee that the Prison Society seeks approval in concept to demolish the 1937 front portal and to restore the original entry and gates.

Ms. Elk stated that the Prison Society wants to apply to the Getty Foundation for a planning grant. This requires drawings and the approval of City as the owner. Mr. Tyler observed that acceptance of the proposal by the Commission would not constitute City approval and that the Society must consult with the Commissioner of Public Property. In view of the extensive deterioration of much of the Penitentiary's historic fabric, Mr. Tyler also questioned the wisdom of undertaking this particular project. Ms. Elk responded that the Getty Foundation will not fund the kinds of work, including stabilization, needed on the other buildings within the complex.

The Committee found that this proposal meets Restoration Standards 2-10 and voted to recommend approval of the submission.

R.T

2101 Chestnut Street, NE corner at 21st Street

Historic Landmarks for Living, Owner

Laura Giacchi, Graboyes Window Company, Applicant

DATE: 1957

PROPOSAL: Windows

Mr. Baron introduced this proposal to the Committee. The owner seeks approval of the replacement of the windows of this non-contributing building in the Rittenhouse-Fitler Residential Historic District. Indeed, the owner and contractor had ordered new windows and had begun their installation without a building permit or Historical Commission approval. For most of the more than 1,000 windows, the staff could approve the submission pursuant to Section 6.5.a of the Rules and Regulations. The proposal for 180 windows, however, entailed reducing the number of panes in each opening from four to three. The staff referred this phase of the project to the Committee.

Mr. DelRossi cited a letter from the manufacturer that a tripartite window would function better and last longer than a four-part window. Committee members questioned this assessment and noted that it seemed predicated on the false assumption of a two-part, rather than a four-part, configuration. Mr. Atkin also admonished the applicant, a vendor familiar with the historic district and the Commission's procedures, for having ordered the windows and having begun the work without a permit.

After some discussion, the Committee determined that the submission satisfied the provisions of Section 6.5.a of the Rules and Regulations and approved it. Pursuant to this Section, no action is required by the Commission

R.T.

825 Walnut Street, Walnut Street Theater, NE corner at 9th Street

Walnut Street Theater, Owner

Jonathan Broh, J.K. Roller Architects, Applicant

DATE: 1808

PROPOSAL: Signage

Mr. Baron told the Committee that this application includes new signage consisting of non-illuminated, aluminum letters for the Walnut Street Theater. The font derives from a late nineteenth century photograph. He also showed the Committee an 1831 print of the building

Mr. Roller said that the owner wants to reinforce the identity of the Theater and showed to the Committee the late nineteenth century photograph.

Committee members noted the restoration of 1970-72 and observed that the present proposal would compromise that effort. They also thought that the adjacent building which houses the Walnut's offices and box office offer substantial identity for the complex. Nevertheless, Committee members suggested other solutions, such as an interpretive marker in the sidewalk, lettering on the glass doors of the theater, and replication of the Rush sculptures that once occupied the building's niches. The Committee urged Mr. Roller to explore these and other solutions and to submit a revised proposal.

The Committee voted to recommend the denial of this application.

R.T.

The meeting adjourned at 5:15 p.m.

Respectfully submitted

Kristin Fetzer Cardi
Elizabeth C. Harvey
Diane M. Hughes
Laura M. Spina
Richard Tyler